



AGENDA

Special City Council Meeting

To Begin Immediately Following the
Committee of The Whole Meeting - Tuesday,
April 28, 2026
Council Chambers

	Page
1. ROLL CALL	
2. PUBLIC COMMENT - AGENDA ITEMS City Ordinance allows members of the Public to speak and give input up to 3 minutes during Public Comment, there can be no debate or action by the City Council at this time.	
3. ADMINISTRATION	
3.1. O-26-06: An Ordinance Approving The Tax Increment Redevelopment Plan And Project For The Ford Road TIF	2 - 36
Motion to approve O-26-06 O-26-06	
3.2. O-26-07: An Ordinance Designating The Ford Road TIF	37 - 38
Motion to approve O-26-07 O-26-07	
3.3. O-26-08: An Ordinance Adopting Tax Increment Financing For The Ford Road TIF	39 - 40
Motion to approve O-26-08 O-26-08	
3.4. 2026 Milling Bid Review/Award	41 - 44
Motion to recommend approval of the bid from Valley Construction Co. in the amount of \$45,050.80. Milling Bid Tabulation & Recommendation Letter	
4. ADJOURNMENT	
4.1. Move to close the meeting	
Motion to Adjourn	

ORDINANCE NO. O-26-06

**ORDINANCE APPROVING THE
TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT
FOR THE FORD ROAD TIF**

WHEREAS, the City of Geneseo, Illinois (the “City”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (“TIF Act”) for the proposed Redevelopment Plan and Project (“Plan”) within the municipal boundaries of the City of Geneseo and within the Ford Road TIF (the “Project Area”) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk’s office on January 30, 2026; and

WHEREAS, the City Council did on February 24, 2026, pass Resolution R-26-04, setting April 14th, 2026 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on February 25th, 2026 pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the Project Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on February 25th, 2026, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Plan and the designation of the Project Area on April 14th, 2026 at 5:30pm; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on February 25th, 2026; by publication on March 20th, 2026 and March 27th, 2026; and by certified mail to property owners within the Project Area on March 27th, 2026; and

WHEREAS, the Plan sets forth the factors constituting the need for abatement of conditions within the Project Area that have led to blight or may lead to blight, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Project Area as “blighted area” and “conservation area” are defined in the TIF Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area, as a whole, without the adoption of the Plan for the Project Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property in the Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed the proposed Ford Road Tax Increment Financing Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the Plan conforms to the Comprehensive Plan of the City of Geneseo, Illinois.

NOW, therefore, be it ordained, by the CITY COUNCIL OF THE CITY OF GENESEO, ILLINOIS that:

1. The City Council of the City of Geneseo makes the following findings:
 - a. The area constituting the Ford Road TIF in the City of Geneseo, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
 - b. There exist conditions that enables the Project Area to be designated as a “redevelopment project area” and be classified as a combination “blighted area” and “conservation area” as defined in Section 11-74.4-3 of the TIF Act.
 - c. The Ford Road TIF on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Redevelopment Project for the Ford Road TIF conforms to the Comprehensive Plan for the development of the City as a whole.
 - e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the Ford Road TIF.
 - f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Ford Road TIF is adopted.

2. The Tax Increment Redevelopment Plan and Project for the Ford Road TIF, which was the subject matter of the hearing held on April 14th, 2026, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project, marked as Exhibit B, is attached to and made a part of this Ordinance.
3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

APPROVED:

Sean A. Johnson, Mayor

ATTEST:

Paige Seibel, City Clerk

Exhibit A

BOUNDARY DESCRIPTION
The Ford Road TIF
City of Geneseo, Illinois

GENESEO - FORD ROAD TIF REDEVELOPMENT

DESCRIPTION OF EXTENTS AND BOUNDARY OF PROPOSED DISTRICT

PART OF UNINCORPORATED HENRY COUNTY, ALL AS SITUATED IN GENESEO TOWNSHIP, BEING PARTS OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 4TH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE PUBLIC RIGHT OF WAY OF FORD ROAD AND THE CENTERLINE OF CHICAGO STREET;

THENCE, NORTH ALONG SAID CENTERLINE, TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF GENESEO TOWNSHIP PARCEL 08-22-151-029 AND THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH ALONG SAID CENTERLINE OF CHICAGO STREET TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE AFORESAID PARCEL;

THENCE, EASTERLY ALONG SAID NORTHERLY LINE OF AFORESAID PARCEL, AND ITS WESTERLY EXTENSION, TO THE NORTHEAST CORNER OF SAID PARCEL AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE IOWA INTERSTATE RAILROAD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF GENESEO TOWNSHIP PARCEL 08-22-151-036;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF AFORESAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE PUBLIC RIGHT OF WAY OF FORD ROAD;

THENCE, WEST ALONG SAID RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE, NORTH ALONG THE WEST LINE OF SAID PARCEL, TO THE SOUTH LINE OF PREVIOUSLY NOTED PARCEL 08-22-151-029;

THENCE, WEST ALONG THE SOUTH LINE OF AFORESAID PARCEL AND ITS WESTERLY EXTENSION, TO THE CENTERLINE OF CHICAGO STREET AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED DISTRICT CONTAINS 18.3 ACRES, MORE OR LESS AND ENCOMPASSES THE FOLLOWING TWO (2) PARCELS WITHIN GENESEO TOWNSHIP:

08-22-151-029 AND 08-22-151-036.

THE ABOVE DESCRIPTION WAS PREPARED ON FEBRUARY 10, 2026 BY:

JAMES W. ABBITT, JR.

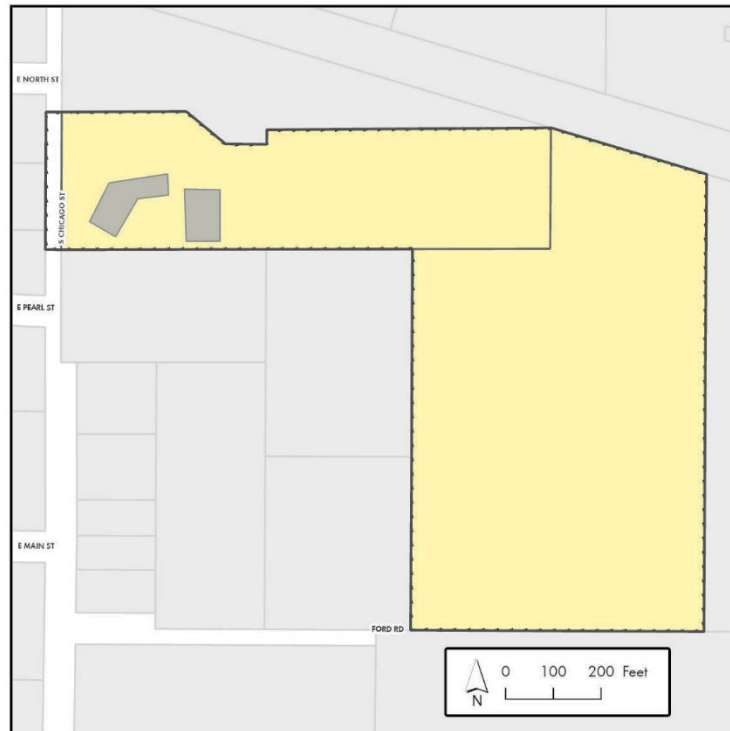
ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. 35-2890

MY LICENSE EXPIRES NOVEMBER 30, 2026

Exhibit B
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN & PROJECT
The Ford Road TIF
Final Version Dated 02/11/2026
(Attached)

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT

FORD ROAD TIF REDEVELOPMENT PROJECT AREA



PREPARED FOR:
Geneseo, Illinois

PREPARED BY:
PGAV PLANNERS
ST. LOUIS, MISSOURI

FEBRUARY 11, 2026

ACKNOWLEDGMENTS

MAYOR

Sean Johnson

CITY COUNCIL

Craig Arnold

Paula Simosky

James Roodhouse

Bob James

Keith Kennett

Martin Rothschild

Brett Barnhart

Kent Swanson

CITY ADMINISTRATOR

Brandon Maeglin

CITY CLERK

Paige Seibel

TABLE OF CONTENTS

SECTION I – INTRODUCTION 3
 Figure A - Redevelopment Project Area Boundary..... 4

SECTION II – BASIS FOR ELIGIBILITY OF THE AREA 5
 Definition of a Blighted Area 5
 Definition of a Conservation Area..... 8
 Findings..... 10
 Figure B - Current Land Use..... 11
 Figure C - Existing Conditions..... 12
 Table 1 - Summary of Qualifying Factors 13
 Eligibility of Improved Parcels 14
 Table 2 - Comparison of EAV Growth Trends 14

SECTION III - REDEVELOPMENT PLAN AND PROJECT 15
 Objectives 15
 General Land Uses to Apply 15
 Program to be Undertaken to Accomplish Objectives 15
 Conformance with the Comprehensive Plan and Zoning Ordinance 15
 Figure D - General Land Use Plan..... 16
 Redevelopment Project..... 17
 Description of Redevelopment Project Costs 18
 Estimated Redevelopment Costs 21
 Table 3 - Estimated Redevelopment Project Costs 22

SECTION IV - OTHER FINDINGS AND REQUIREMENTS..... 23
 Area, on the Whole, not Subject to Growth and Development 23
 Table 4 - EAV Trends (2019-2024)..... 23
 Would Not be Developed “but for” TIF..... 23
 Assessment of Financial Impact..... 23
 Estimated Date for Completion of the Redevelopment Project 24
 Sources of Funds..... 24
 Nature and Term of Obligations 24
 Most Recent EAV of Properties in the Project Area 25
 Estimate of Valuation After Redevelopment..... 25
 Fair Employment Practices and Affirmative Action 25
 Reviewing and Amending the TIF Plan 25

APPENDIX 26

SECTION I – INTRODUCTION

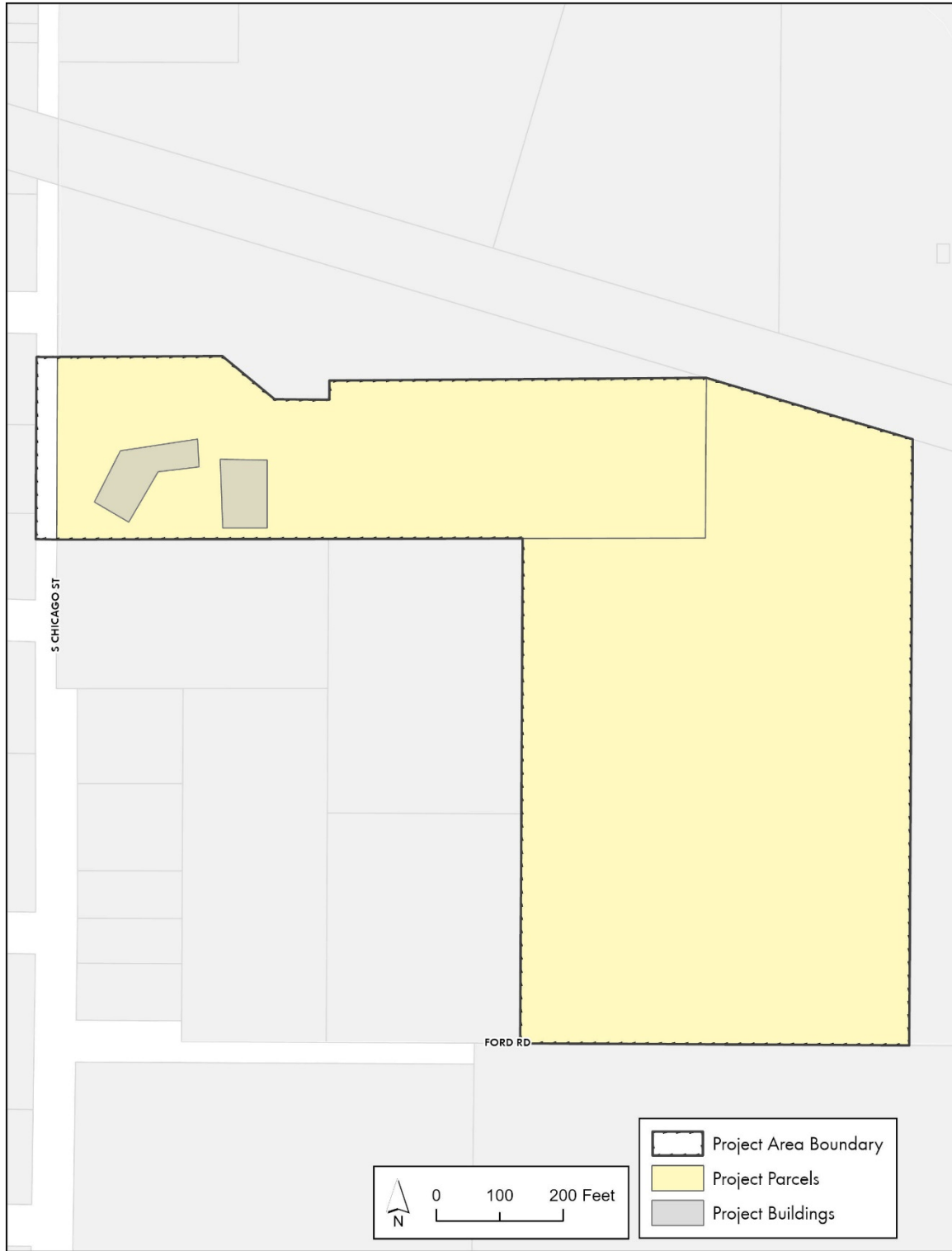
The area being considered for designation as a tax increment financing (“TIF”) district is located in the City of Geneseo (the “City”), Henry County, Illinois, close to the eastern border of the City. This area, which consists of two parcels of land, is generally bounded by train tracks to the north, South Chicago St to the west, Ford Road to the south, and unincorporated Henry County to the east. The area is referred to herein as the Ford Road TIF Redevelopment Project Area (the “Project Area” or the “Area”). The boundaries of the Project Area are as shown in Figure A - Redevelopment Project Area Boundary on Page 4. Refer also to the legal description contained in the Appendix as Attachment A.

The Project Area contains approximately 19 acres, including street rights-of-way, or 18.8 acres excluding rights-of-way. The Area is utilized for light industrial purposes, and J.F. Edwards Construction intends to develop a new facility on the parcel with PIN 08-22-151-036. The Area suffers from the presence of deteriorated buildings and site improvements, as well as the absence of public utilities and supporting infrastructure. Until recently, the Area was located in unincorporated Henry County and is not served by City utilities. The highest priorities are the development of a new J.F. Edwards Construction facility and the expansion of City utilities to the newly annexed area, which will also help accommodate future development opportunities in the surrounding area.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of ten (10) or more inhabited residential units. This certification is provided in Section IV of this report.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

Figure A - Redevelopment Project Area Boundary



SECTION II – BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This section documents the relevant statutory requirements and how the Area meets the eligibility criteria as a combination of blighted and conservation areas.

Definition of a Blighted Area

The TIF Act states that a “**blighted area**” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

- 1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- 2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- 3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- 4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- 5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- 6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- 7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light

and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- 8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- 9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- 10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

If vacant, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- 1) Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- 2) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- 3) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
- 4) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- 5) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.
- 6) The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- 1) The area consists of one or more unused quarries, mines, or strip mine ponds.
- 2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- 3) The area, prior to its designation, is subject to
 - a) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
 - b) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides

for facilities or improvements to contribute to the alleviation of all or part of the flooding

- 4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- 5) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- 6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Definition of a Conservation Area

“Conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- 1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- 2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- 3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- 4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- 5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- 6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

- 7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- 8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- 9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- 10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer

Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Findings

In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- 1) Contacts with City officials knowledgeable about area conditions and history and age of buildings and site improvements.
- 2) On-site field examination of conditions within the Area on December 18th, 2025, by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- 3) Use of definitions contained in the Act.
- 4) Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- 5) Examination of Henry County real property tax assessment records.

On December 18th, 2025, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated in Figure B - Current Land Use on Page 11. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. Figure C - Existing Conditions on Page 12 shows the reasonable distribution of factors throughout the Area. Table 1 - Summary of Qualifying Factors on Page 13 provides a summary of the statutory factors used to justify the use of TIF in the Project Area. Table 2 - Comparison of EAV Growth Trends on Page 14 displays the difference in growth rates between the Project Area, the balance of the City, and the Consumer Price Index for All Urban Consumers.

Figure B - Current Land Use

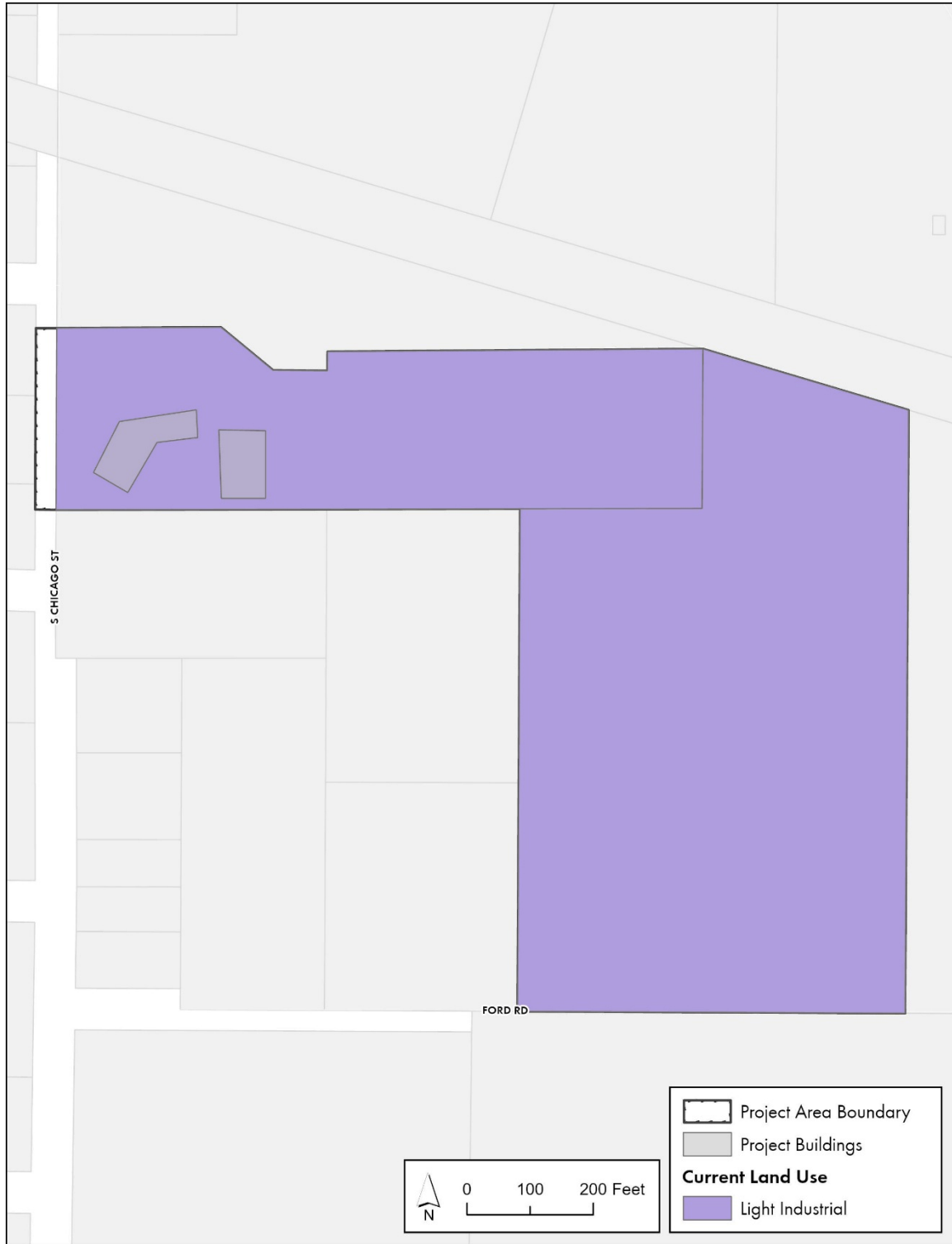


Figure C - Existing Conditions

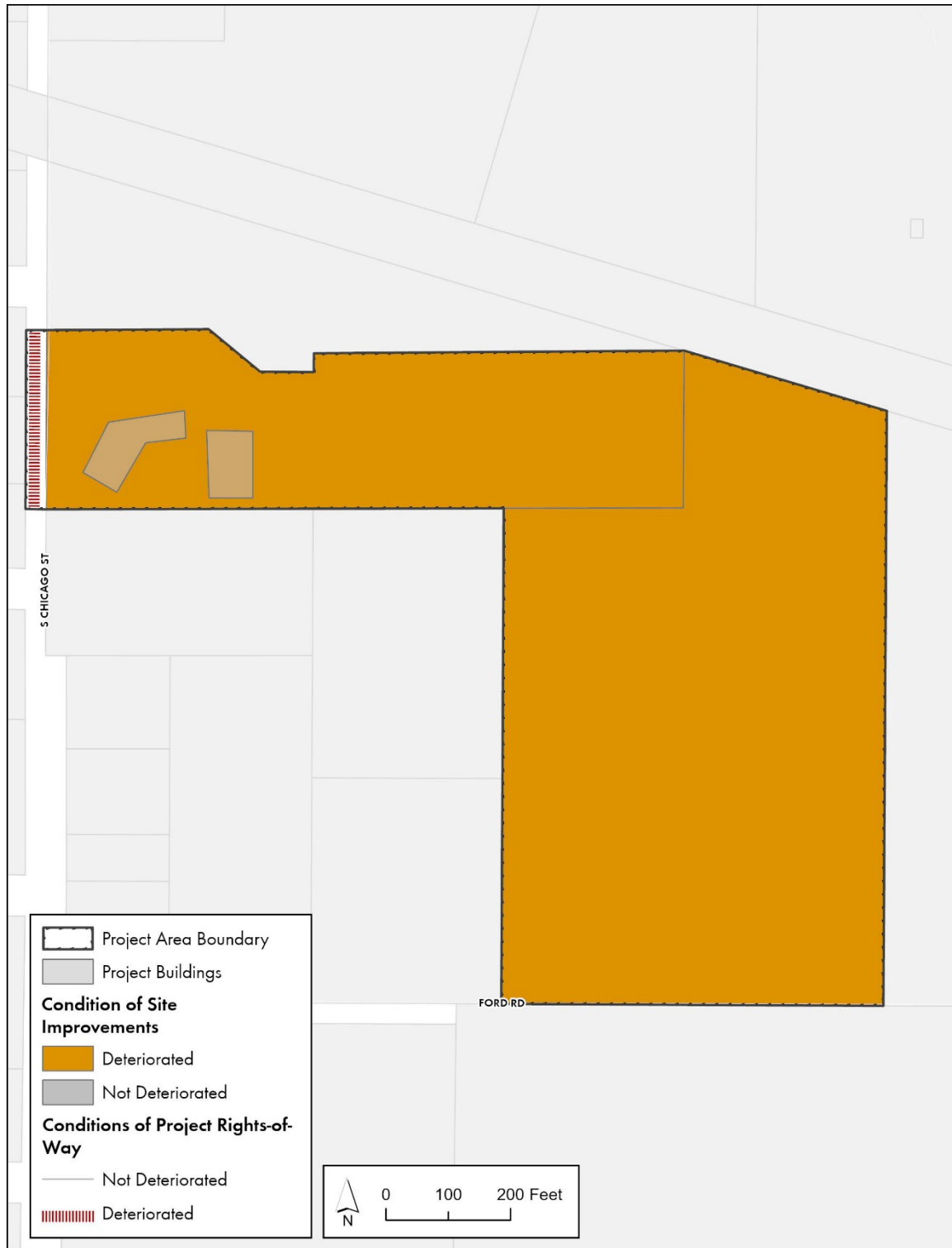


Table 1 - Summary of Qualifying Factors

BASIC PROJECT AREA FACTS	TOTAL	%
Total parcels	2	
No. of improved parcels	2	100.0%
No. of vacant parcels	0	0.0%
No. of buildings	2	
No. of buildings 35 years of age or older	2	100.0%
No. inhabited residential units	0	
IMPROVED LAND FACTORS		
No. of deteriorated buildings	0	0.0%
No. of parcels with deteriorated site improvements	2	100.0%
No. of improved parcels with either deteriorated site improvements or buildings	2	100.0%
No. of dilapidated buildings	0	0.0%
No. of obsolete buildings	0	0.0%
No. of structures below minimum code	0	0.0%
No. of buildings lacking ventilation, light or sanitation facilities	0	0.0%
No. of building with illegal uses	0	0.0%
No. of wholly or partially vacant buildings	0	0.0%
No. of improved parcels with excessive land coverage or overcrowding of structures	0	0.0%
Inadequate utilities	Yes	
Deleterious land use or layout	nd*	
Lack of community planning	nd*	
Environmental clean-up	nd*	
No. of taxable improved parcels	2	100%
Area has declining or sub-par EAV growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete platting	nd*	
Diversity of ownership	nd*	
Tax delinquencies	nd*	
Vacant parcels with adjacent deterioration of structures or site improvements	0	0.0%
Environmental clean-up	nd*	
No. of taxable vacant parcels	0	0.0%
Area has declining or sub-par EAV growth		
VACANT LAND FACTORS (1 or More):		
Unused quarry, mines, rail, etc.	nd*	
Blighted before vacant	nd*	
Chronic flooding	nd*	
Unused or illegal disposal site	nd*	

*Not determined.

Eligibility of Improved Parcels

Conservation Area Factor. Age of Structures: Age is a prerequisite factor in determining an Area's qualification as a "conservation area." As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater to meet this criterion. The Area contains two primary buildings, and both are 35 years of age or older. The age threshold is met for qualifying the improved properties within the Area as a Conservation Area.

Improved Land Factor 1. Deterioration: Both parcels in the Area show signs of deteriorated site improvements, and the single section of right-of-way in the Area is also deteriorated. These signs of deteriorated site improvements include cracked or broken pavement or parking lots and inadequate stormwater drainage resulting in ponding or standing water.

Improved Land Factor 2. Inadequate Utilities: There is an absence of public utilities in the Project Area, as the Area had just recently been annexed into the City from Henry County. There will need to be an expansion of City utilities to serve the Project Area and potential new development opportunities in the surrounding area.

Improved Land Factor 3. Declining or Sub-par Trend in Equalized Assessed Value: Over the past five years with available EAV data, the Area experienced a decrease in overall EAV three of the years. Additionally, the growth rate of EAV in the Area was less than the growth rate of the remainder of the City four of the past five years, and less than the CPI for All Urban Consumers every year. Table 2 - Comparison of EAV Growth Trends below shows how the Project Area's EAV compares to the remainder of the City and the national Consumer Price Index for All Urban Consumers.

Table 2 - Comparison of EAV Growth Trends

Assessment Year	Project Area EAV *	EAV Declined?	Balance of City**	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI for All Urban Consumers?
2019	\$ 296,053		\$149,449,408		
2020	\$ 289,843		\$150,626,090		
Annual Percent Change	-2.1%	YES	0.8%	YES	YES
2021	\$ 296,504		\$151,835,445		
Annual Percent Change	2.3%	NO	0.8%	NO	YES
2022	\$ 293,768		\$159,055,995		
Annual Percent Change	-0.9%	YES	4.8%	YES	YES
2023	\$ 291,196		\$172,867,242		
Annual Percent Change	-0.9%	YES	8.7%	YES	YES
2024	\$ 291,196		\$187,425,056		
Annual Percent Change	0.0%	NO	8.4%	YES	YES

* Source: County Assessor

** Source: County Tax Computation Reports

SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the Ford Road TIF Redevelopment Project Area.

Objectives

The general objectives of this Plan are as follow:

1. To alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, utilities, sidewalks, streets, and lighting.
2. Enhance the tax base for the City and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.
7. Expand public utilities to newly annexed areas of the City.

General Land Uses to Apply

The general land uses to apply for the Area are shown in Figure D - General Land Use Plan on Page 16.

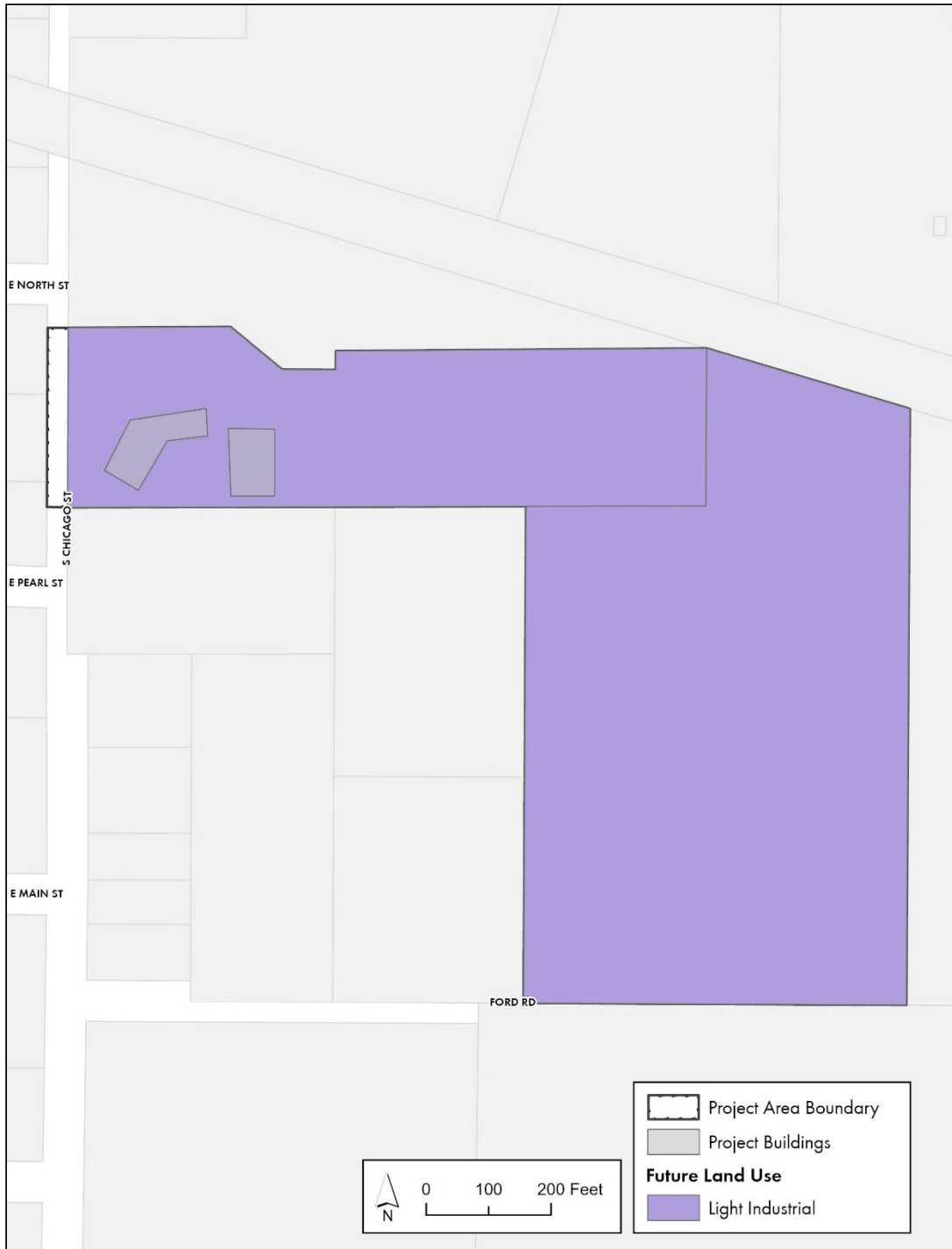
Program to be Undertaken to Accomplish Objectives

The City has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area. It has been determined, through private and public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

Conformance with the Comprehensive Plan and Zoning Ordinance

The Project Area has recently been annexed into the City under the B-4 Business District zoning, which is in line with other light industrial businesses in the surrounding area. This is also in compliance with the City's Comprehensive Plan and furthers the City's economic development objectives by supporting business growth and retention in Geneseo.

Figure D - General Land Use Plan



Redevelopment Project

Activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

In general, construction of new private buildings and the rehabilitation, renovation, and repair of existing private buildings at various locations in the Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, off-street parking, building demolition and site clearance, open space development, and marketing of properties, as well as other programs of financial assistance provided by the City.

3. Land Assembly, Displacement Certificate, and Relocation Assistance:

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by developers or the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. Activities of this type may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan, as amended, will not result in the displacement of ten (10) or more inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

Relocation Assistance:

If households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act,

“low-income households,” “very low-income households,” and “affordable housing” have the definitions set forth in the Illinois Affordable Housing Act.

Description of Redevelopment Project Costs

Costs that may be reimbursed are defined as “redevelopment project costs” in the Act and may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

- 1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- a) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
 - b) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
 - 3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public

building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

- 4) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either
 - a) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
 - b) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- 5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- 6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
- 8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- 9) Payment in lieu of taxes [see Sec. 11-74.4-3 (m) of the Act];
- 10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs

- a) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
 - b) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- 11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
 - i) cost paid or incurred by the redeveloper for the redevelopment project plus
 - ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
- 12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- 13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean

closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

14) No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

- a) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- b) a contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

Estimated Redevelopment Costs

Table 3 - Estimated Redevelopment Project Costs on Page 22 lays out estimated costs for redevelopment projects within the proposed TIF District. The estimated costs are split into several categories, including Public Works or Improvements, Professional Services, and Property Assembly. The costs shown are not exact figures and may change slightly as redevelopment occurs.

Table 3 - Estimated Redevelopment Project Costs

Description	Estimated Cost ^{1, 2, & 3}
A. Public Works or Improvements	\$1,500,000
B. Property Assembly, Site Grading, & Acquisition	\$400,000
C. Planning, Legal & Professional Services	\$300,000
D. General Administration	\$50,000
E. Financing Costs	\$150,000
F. Contingency	\$200,000
Total Estimated Costs ⁴	\$2,600,000

Notes:

1. All costs shown are in 2026 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Private redevelopment costs and investment are in addition to the above.
4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

SECTION IV - OTHER FINDINGS AND REQUIREMENTS

Area, on the Whole, not Subject to Growth and Development

The properties in the Area have not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the properties to be added, the lack of investment is evident in the stagnate EAV values. Table 4 - EAV Trends (2019-2024) below provides evidence on assessed valuation that shows the properties in the Area have not been subject to a level of private investment that would result in valuation increases.

Table 4 - EAV Trends (2019-2024)

Category	2019 EAV	2024 EAV	Change	Percent Change	Annualized Percent Change
Project Area EAV*	\$ 296,053	\$ 291,196	\$ (4,857)	-1.6%	-0.3%
CPI**	255.657	313.689	58.0	22.7%	4.2%
Balance of the City***	\$ 149,449,408	\$ 187,425,056	\$ 37,975,648	25.4%	4.6%

* Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

** Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

*** Total City EAV minus Project Area EAV

Would Not be Developed “but for” TIF

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the City to provide funding in the form of financial incentives and infrastructure spending. Without the influence of public funding through tax increment financing, the City would not be able to redevelop and make improvements to the Area.

Assessment of Financial Impact

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. Moreover, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to

assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

Estimated Date for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31st of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as part of a bond ordinance.

Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law. To be eligible for repayment of project costs, the City Council shall first approve a redevelopment agreement detailing and approving the use of the tax increment financing and verifying its compliance with this Plan.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

Most Recent EAV of Properties in the Project Area

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$291,196. A list of the parcel identification numbers (PINs) and 2024 tax year EAV for the parcels in the Area are included in the Appendix as Attachment C. After the approval of the Plan by the City, the City will make a request to the County Clerk of Henry County to certify the base EAV for each parcel of real estate in the Area.

Estimate of Valuation After Redevelopment

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to nearly \$4,000,000. This projected value is based on a gradual increase in EAV over time as needed improvements are completed and property value growth approaches that of the rest of the City.

Fair Employment Practices and Affirmative Action

Fair employment practices and affirmative action are the same as the City's current policies.

Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

Attachment A Legal Boundary Description

GENESEO - FORD ROAD TIF REDEVELOPMENT

DESCRIPTION OF EXTENTS AND BOUNDARY OF PROPOSED DISTRICT

PART OF UNINCORPORATED HENRY COUNTY, ALL AS SITUATED IN GENESEO TOWNSHIP, BEING PARTS OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 4TH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE PUBLIC RIGHT OF WAY OF FORD ROAD AND THE CENTERLINE OF CHICAGO STREET;

THENCE, NORTH ALONG SAID CENTERLINE, TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF GENESEO TOWNSHIP PARCEL 08-22-151-029 AND THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH ALONG SAID CENTERLINE OF CHICAGO STREET TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE AFORESAID PARCEL;

THENCE, EASTERLY ALONG SAID NORTHERLY LINE OF AFORESAID PARCEL, AND ITS WESTERLY EXTENSION, TO THE NORTHEAST CORNER OF SAID PARCEL AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE IOWA INTERSTATE RAILROAD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF GENESEO TOWNSHIP PARCEL 08-22-151-036;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF AFORESAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE PUBLIC RIGHT OF WAY OF FORD ROAD;

THENCE, WEST ALONG SAID RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE, NORTH ALONG THE WEST LINE OF SAID PARCEL, TO THE SOUTH LINE OF PREVIOUSLY NOTED PARCEL 08-22-151-029;

THENCE, WEST ALONG THE SOUTH LINE OF AFORESAID PARCEL AND ITS WESTERLY EXTENSION, TO THE CENTERLINE OF CHICAGO STREET AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED DISTRICT CONTAINS 18.3 ACRES, MORE OR LESS AND ENCOMPASSES THE FOLLOWING TWO (2) PARCELS WITHIN GENESEO TOWNSHIP:

08-22-151-029 AND 08-22-151-036.

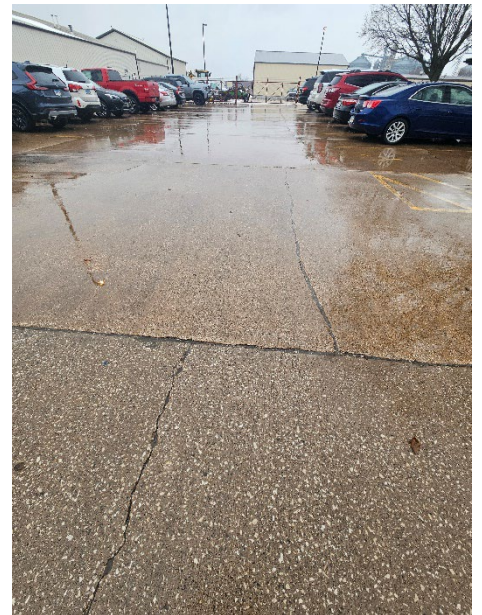
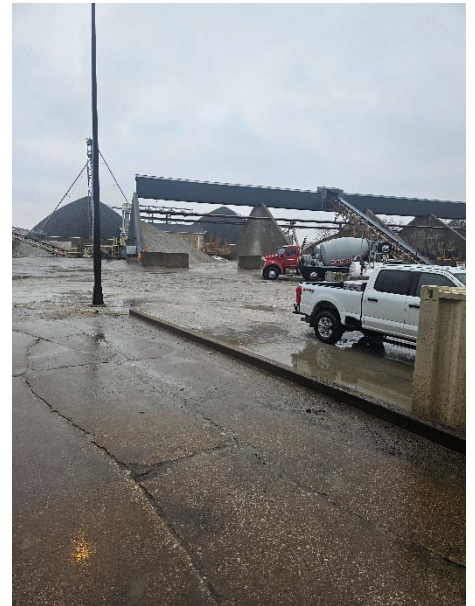
THE ABOVE DESCRIPTION WAS PREPARED ON FEBRUARY 10, 2026 BY:

JAMES W. ABBITT, JR.

ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. 35-2890

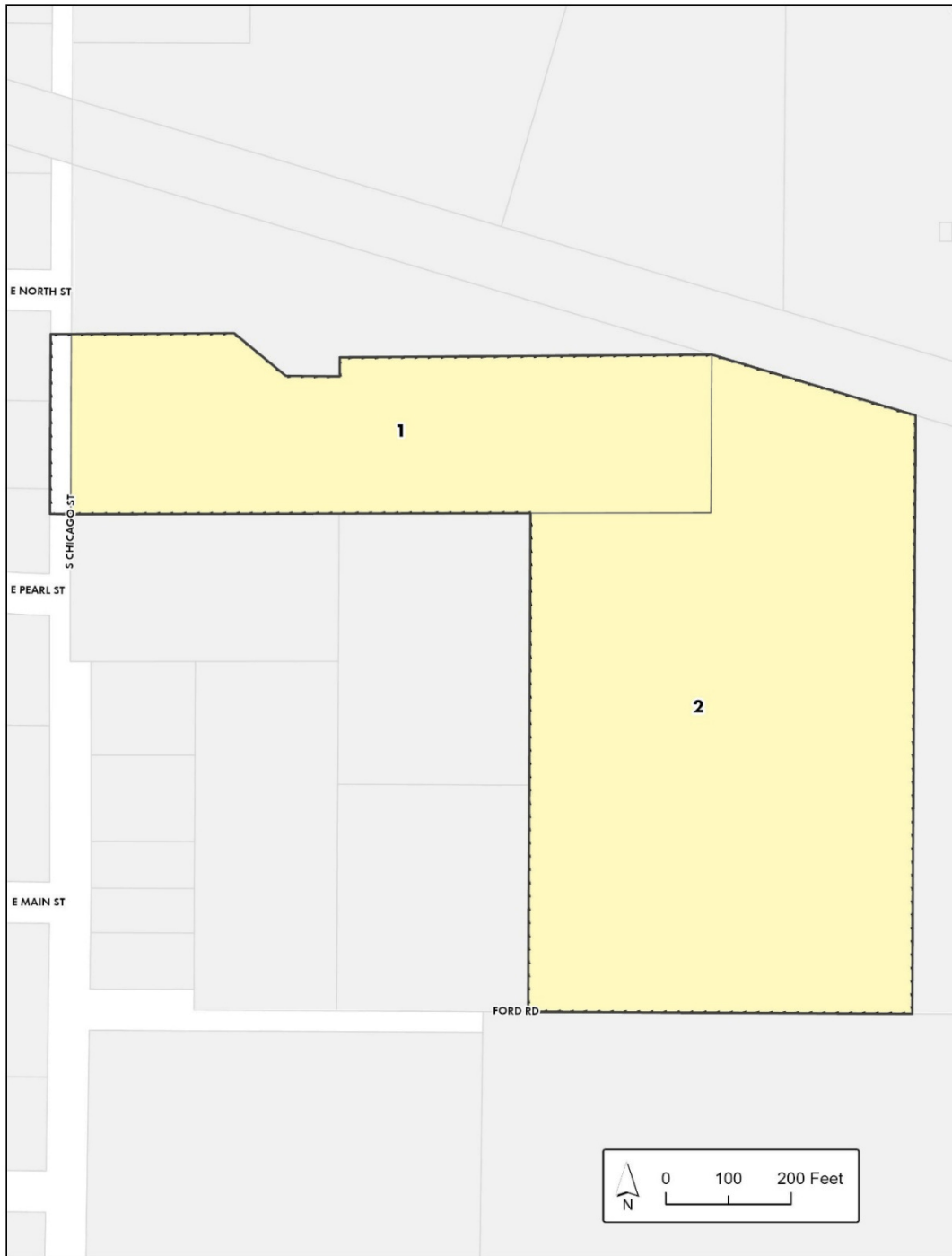
MY LICENSE EXPIRES NOVEMBER 30, 2026

Attachment B Photographic Evidence



Attachment C PIN List and Locator Map(s)

Locator ID	PIN	Owner	2024 EAV
1	0822151029	EDWARDS J F CONSTRUCTION CO,	273,588
2	0822151036	EDWARDS J F CONSTRUCTION CO,	17,608



ORDINANCE NO. O-26-07

ORDINANCE DESIGNATING THE FORD ROAD TIF

WHEREAS, the City Council has heretofore in Ordinance No. O-26-06, adopted and approved the Tax Increment Redevelopment Plan and Project for the Ford Road TIF, with respect to which a public hearing was held on April 14th, 2026, and it is now necessary and desirable to designate the area referred to in said plan as the Ford Road TIF;

NOW, Therefore, it is hereby ordained by the City Council of the City of Geneseo, Illinois, that the area described in the attached Exhibit A is hereby designated as the Ford Road TIF pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

APPROVED:

Sean A. Johnson, Mayor

ATTEST:

Paige Seibel, City Clerk

Exhibit A

BOUNDARY DESCRIPTION
Ford Road TIF
City of Geneseo, Illinois

GENESEO - FORD ROAD TIF REDEVELOPMENT

DESCRIPTION OF EXTENTS AND BOUNDARY OF PROPOSED DISTRICT

PART OF UNINCORPORATED HENRY COUNTY, ALL AS SITUATED IN GENESEO TOWNSHIP, BEING PARTS OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 4TH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE PUBLIC RIGHT OF WAY OF FORD ROAD AND THE CENTERLINE OF CHICAGO STREET;

THENCE, NORTH ALONG SAID CENTERLINE, TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF GENESEO TOWNSHIP PARCEL 08-22-151-029 AND THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH ALONG SAID CENTERLINE OF CHICAGO STREET TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE AFORESAID PARCEL;

THENCE, EASTERLY ALONG SAID NORTHERLY LINE OF AFORESAID PARCEL, AND ITS WESTERLY EXTENSION, TO THE NORTHEAST CORNER OF SAID PARCEL AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE IOWA INTERSTATE RAILROAD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF GENESEO TOWNSHIP PARCEL 08-22-151-036;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF AFORESAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE PUBLIC RIGHT OF WAY OF FORD ROAD;

THENCE, WEST ALONG SAID RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE, NORTH ALONG THE WEST LINE OF SAID PARCEL, TO THE SOUTH LINE OF PREVIOUSLY NOTED PARCEL 08-22-151-029;

THENCE, WEST ALONG THE SOUTH LINE OF AFORESAID PARCEL AND ITS WESTERLY EXTENSION, TO THE CENTERLINE OF CHICAGO STREET AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED DISTRICT CONTAINS 18.3 ACRES, MORE OR LESS AND ENCOMPASSES THE FOLLOWING TWO (2) PARCELS WITHIN GENESEO TOWNSHIP:

08-22-151-029 AND 08-22-151-036.

THE ABOVE DESCRIPTION WAS PREPARED ON FEBRUARY 10, 2026 BY:

JAMES W. ABBITT, JR.

ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. 35-2890

MY LICENSE EXPIRES NOVEMBER 30, 2026

ORDINANCE NO. O-26-08
ADOPTING TAX INCREMENT FINANCING
FOR THE FORD ROAD TIF

WHEREAS, the City of Geneseo, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "TIF Act".

WHEREAS, the City of Geneseo has adopted a Tax Increment Redevelopment Plan and Project, designated the Ford Road TIF pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act.

NOW, therefore be it ordained by the CITY COUNCIL OF THE CITY OF GENESEO, ILLINOIS, that:

1. Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Ford Road TIF approved and adopted pursuant to Ordinance No.O-26-06 of the City of Geneseo, which said Area was designated pursuant to Ordinance No. O-26-07 and the boundaries thereof being legally described therein.
2. After the total equalized assessed valuation of taxable real property in the Ford Road TIF exceeds the total initial equalized assessed value of all taxable real property in the Ford Road TIF, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Ford Road TIF by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Ford Road TIF shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
 - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Ford Road TIF over and above the initial equalized assessed value of each property in the Ford Road TIF shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Ford Road TIF" of the City of Geneseo for the purpose of paying redevelopment

project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

APPROVED:

Sean A. Johnson, Mayor

ATTEST:

Paige Seibel, City Clerk



April 21, 2026

Mayor and City Council
City of Geneseo
115 S. Oakwood Avenue
Geneseo, IL 61254

Re: 2026 Milling - Various Streets
Local Funds

Mayor and City Council:

This letter will provide you with our report on the results of the bid opening for the subject project, which was held electronically at IMEG's office with Chad VanDeWoestyne, Brandon Maeglin and Loren Rains attending via teams, Tuesday, April 21, 2026, at 1:00PM and we offer the following.

Enclosed is one (1) copy of the Bid Tabulation. Two (2) bids were received ranging from a low total bid of \$45,050.80 to a high of \$52,985.12. The lowest bidder was responsive to the bidding documents. Chad estimated the project to cost \$47,068.00.

The low bid was submitted by Valley Construction Co. Valley Construction Co. is fully qualified to perform the work as required by the bid documents. We recommend Awarding the contract to Valley Construction Co. for a total bid price of \$45,050.80. *Upon award, Mayor to sign and date one copy of the Request for Quote from Valley Construction and scan back to my attention to incorporate in the contract books.*

Feel free to call with questions or comments.

Sincerely,

IMEG

A handwritten signature in blue ink that reads "Cindy K. Wermuth".

Cindy K. Wermuth
Associate Principal/Senior Construction Administrator
cindy.k.wermuth@imegcorp.com

encl.: Bid Tabulation
Valley Executed Quote
c: Brandon Maeglin, City Administrator
Chad VanDeWoestyne, Public Works Director
Paige Seibel, City Clerk

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City Council will award at their meeting on April 28, 2026.

Tabulation of Bids

Local Public Agency: <u>Geneseo</u>		Date: <u>4/21/2026</u>		Name of Bidder: <u>Valley Construction Co.</u>		Brandt Construction Co.		
County: <u>Henry</u>		Time: <u>1:00PM</u>		Address of Bidder: <u>3610 78th Ave. West</u>		700 4th St. W.		
Project: <u>2026 Milling - Various Streets Local Funds</u>				<u>Rock Island, IL 61201</u>		Milan, IL 61264		
Estimate: <u>\$47,068.00</u>				<u>N.A.</u>		<u>N.A.</u>		
City of Geneseo, IMEG via Teams				Approved Engineer's Estimate				
Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total
1	ASPHALT SURFACE MILLING 2" DEPTH AND VARIABLE		SY	13,448	3.5000	\$ 47,068.00	3.9400	\$ 52,985.12
Total Bid:						As Read:		\$52,985.12
						As Calculated:		\$52,985.12
								\$0.00



April 8, 2026

REQUEST FOR QUOTE

City of Geneseo, Illinois
2026 Milling - Various Streets (Local Funds)

The City of Geneseo is accepting quotes for the work outlined in the attached Schedule of Prices, Special Provisions and Map.

Conditions:

1. **Bid Award will be at the April 28, 2026, Council meeting. Anticipated start date could be May 18th with completion by May 30, 2026. This needs to be completed prior to the Henry County overlay work. At this time Henry County is anticipating starting the 2nd week of June 2026, contingent on their schedule. For these reasons the start/completion date could vary. Notice will be given in a timely manner to awarded contractor of scheduling changes.**
2. All work shall be in accordance with the Special Provisions provided and IL DOT Standard Specifications for Road and Bridge Construction January 1, 2022, and Supplement Specifications and Recurring Special Provisions January 1, 2026.
3. All materials/subcontractors shall be Illinois Department of Transportation approved and all documentation submitted to the Engineer.
4. The most current general prevailing wage rates for Henry County shall be paid for each craft or type of worker needed to execute the contract. Certified payrolls from general and all subcontractors shall be required. Submitted to IL DOL and a copy to IMEG.
5. Price to be submitted and paid on unit price basis.
6. All work includes necessary mobilization, labor, and equipment to complete the work.
7. This "request for quote" letter will serve as the acceptance, approval and notice to proceed for the work requested. **No Bid Bond Required.**
8. Awarding Contractor shall provide Certificate of Insurance in accordance with Article 107.27 of the IL DOT Standard Specifications, naming the City of Geneseo as additional insured.
9. Awarded Contractor will be required to complete CONTRACT form only and will be emailed after Council award.

Please submit Request for Quote executed in the form of an attachment via email to Cindy K. Wermuth, IMEG at cindy.k.wermuth@imegcorp.com by 1:00 PM, Tuesday, April 21, 2026. Nothing shall be in the body of your email except your signature block. Receipt of your quote will be acknowledged.

Email: Signed .pdf attachment of Request for Quote to: cindy.k.wermuth@imegcorp.com by 1:00 PM 4/21/26, email date & time stamp will be considered for confirmation of received receipt.

Subject Line: Request for Quote – Geneseo 2026 Milling - Various Streets

The low bidder will be notified immediately following the bid opening and will be required to deliver 2 original signed copies of the Request for Quote to Cindy K. Wermuth, IMEG at the Rock Island address in the footer of this letter.

ITEM	EST. QTY.	UNIT PRICE	TOTAL
1. Asphalt Surface Milling, 2" Depth and Variable	13,448 SY	\$ 3.35	\$ 45,050.80
TOTAL BID PRICE:			45,050.80

TOTAL BID PRICE SUBMITTED BY:

COMPANY NAME: Valley Construction Co.

ADDRESS: 3610 78th Ave West, Rock Island, IL 61201

SIGNED BY: 

04/21/2026
DATE

TITLE: President

ACCEPTED BY THE CITY OF GENESEO

BY Sean Johnson, Mayor

DATE

